



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, MARCH 26, 2020 - 7:00 PM**

AGENDA

NOTICE IS HEREBY GIVEN OF A FRIENDSWOOD REGULAR MEETING TO BE HELD AT GOTOMEETING.COM (CONNECTION INFORMATION BELOW), REGARDING THE ITEMS OF BUSINESS ACCORDING TO THE AGENDA LISTED BELOW:

ONLINE MEETING INFORMATION

1. In accordance with the Texas Governor Abbott's suspension of various Open Meetings Act requirements pursuant to the Coronavirus Disaster Declaration (changes effective March 16, 2020 per TEX GOV'T CODE 418.016(e)), the Planning and Zoning Commission meeting will be held via teleconference. Connection information is below.

Planning and Zoning Commission Meeting March 26, 2020
Thu, Mar 26, 2020 7:00 PM - 9:00 PM (CDT)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/826397837>

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Access Code: 826-397-837

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PUBLIC HEARINGS

1. Call to order

2. Receive comments, both oral and written regarding
 - a. Lundy Lane Estates Replat, a subdivision of 7.61 acres in the B.S. & F. Survey No. 5, A-625, also being a replat of the Abrahamson Estates Subdivision recorded in Volume 18, Page 855 of the Map Records of Galveston County, City of Friendswood, Galveston County, Texas, property also known as 1922 Lundy Lane
 - b. A request to vacate a 0.1738 acre (7,569 SQ) portion of a 60' right-of-way of East Heritage Drive, being a portion of land out of Lot 1, Block 2, of Friendswood Subdivision, a subdivision according to the map or plat thereof recorded under Volume 254, Page 37 of the Galveston County Plat Records Friendswood, Galveston County, Texas.
3. Adjourn

REGULAR MEETING

1. Call to order
2. Communication from the public/committee liaisons
(To comply with provisions of the Open Meetings Act, the Commission may not deliberate on subjects discussed under this agenda item. However, the Commission may direct such subjects be placed on a later regular Commission agenda for discussion and/or possible action.)
3. Consent Agenda
These items are considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a commissioner or citizen so requests in which case the item would be removed from the consent agenda and considered separately.
 - a. Minutes from the regular meeting held Thursday, March 12, 2020

Action Items

According to the Planning and Zoning Rules of Procedure (R2019-15), all action of the Commission shall be made by an affirmative vote of four (4) or more members of the Commission present at such Commission meetings.

- a. Consideration and possible action regarding the Lundy Lane Estates Replat, a subdivision of 7.61 acres in the B.S. & F. Survey No. 5, A-625, also being a replat of the Abrahamson Estates Subdivision recorded in Volume 18, Page 855 of the Map Records of Galveston County, City of Friendswood, Galveston County, Texas, property also known as 1922 Lundy Lane

- b. Consideration and possible action regarding a recommendation to City Council for the request to vacate a 0.1738 acre (7,569 SQ) portion of a 60' right-of-way of East Heritage Drive, being a portion of land out of Lot 1, Block 2, of Friendswood Subdivision, a subdivision according to the map or plat thereof recorded under Volume 254, Page 37 of the Galveston County Plat Records Friendswood, Galveston County, Texas.
- 5. Communications
 - a. From Commissioners - suggestions for future agenda items, general comments and/or updates from liaison assignments
 - b. From Planning Subcommittee – update on tasks
 - c. From Ordinance Subcommittee – update on tasks
 - d. From City Council Liaison, Trish Hanks - general comments and communication from City Council
 - e. From Staff - commercial and residential project updates, City Council action and ordinance updates
- 6. Adjournment



Aubrey Harbin, LEED AP
Director of Community Development/City Planning

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made **two (2)** business days or more prior to this meeting. Please contact the City Secretary's Office at (281) 996-3270 for further information.

**I, MELINDA WELSH, CITY SECRETARY OF THE CITY OF FRIENDSWOOD DO
HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE
FRIENDSWOOD PLANNING AND ZONING WAS POSTED IN A PLACE
CONVENIENT TO THE GENERAL PUBLIC IN COMPLIANCE WITH CHAPTER 551,
TEXAS GOVERNMENT CODE, ON**

DATE

AT TIME

MELINDA WELSH, TRMC
CITY SECRETARY

All meetings of the Planning & Zoning Commission are open to the public, except when there is a necessity to meet in an Executive Session (closed to the public) under the provisions of Section 551, Texas Government Code. The Planning & Zoning Commission reserves the right to convene into Executive Session to hear any of the above described agenda items that qualifies for an executive session by publicly announcing the applicable section number of the Open Meetings Act.

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

This form should be completed and forwarded to the City Manager's Office as soon as possible prior to the first date that the item is expected to be placed on the Friendswood City Council agenda.

Date requested for City Council consideration: March 26, 2020

Date submitted: 3/5/2020

Prepared by: Aubrey Harbin, Director of Community Development

Subject: Lundy Lane Estates Replat, a subdivision of 7.61 acres in the B.S. & F. Survey No. 5, A-625, also being a replat of the Abrahamson Estates Subdivision recorded in Volume 18, Page 855 of the Map Records of Galveston County, City of Friendswood, Galveston County, Texas, property also known as 1922 Lundy Lane

Originating Department: Community Development

Degree of importance: Critical

SUMMARY / ORIGINATING CAUSE

This replat is to subdivide the property located at 1922 Lundy Lane into three (3) residential lots. The existing home will remain on the front lot while the two new lots will have access via Schulte Lane, a private road. The subdivider will be required to install a public water line and fire hydrant to serve the newly created lots prior to plat recordation.

Newspaper ad was published and property owner notices were mailed to owners within 200 feet.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The plat appears to be in compliance with the current City codes and ordinances.

RECOMMENDATIONS

The plat was reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal, Parks and Police Department. The proposed plat appears to be in compliance with current City codes.

The plat is subject to approval by the Planning and Zoning Commission.

ATTACHMENTS

1. Lundy Lane Estates Compliance Memo
2. Lundy Lane Estates replat
3. Lundy Lane Estates Replat Location Map

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: March 6, 2020
Re: Lundy Lane Estates replat

Project Description: This replat is to subdivide 1922 Lundy Lane into three (3) residential lots. The existing home will remain on the front lot while the two new lots will have access via Schulte Lane. The subdivider will be required to install a public water line and fire hydrant to serve the newly created lots prior to plat recordation.

The plans were reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal, Parks and Police Department. The proposed project appears to be in compliance with current City codes.

The plan is subject to approval by the Planning and Zoning Commission.

STATE OF TEXAS
COUNTY OF GALVESTON

WE, GARY WENZEL AND PATRICIA A. SURBER, HEREINAFTER REFERRED TO AS OWNERS, WHETHER ONE OR MORE, OF THE 7.61 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF LUNDY LANE ESTATES, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENT ABOVE THE GROUND LEVEL UPWARD, TO ALL PUBLIC EASEMENTS SHOWN HEREON.

WITNESS OUR HANDS IN THE CITY OF _____ TEXAS, THIS ____ DAY OF _____, 20____

GARY WENZEL

PATRICIA A. SURBER

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY WENZEL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES ON _____

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PATRICIA A. SURBER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES ON _____

WE, FRANKLIN AMERICA MORTGAGE COMPANY, A TENNESSEE CORPORATION, OWNER AND HOLDER OF LIENS AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS LUNDY LANE ESTATES, SAID LIENS BEING EVIDENCED BY INSTRUMENT OF RECORD IN FILE NOS. 2014036894 AND 2014036895 OF THE MORTGAGE RECORDS OF GALVESTON COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

PRINT NAME

SIGNATORY TITLE

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATIONS.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES ON _____

I, RICHARD FUSSELL, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT ALL BEARINGS, DISTANCES, AND OTHER ASSOCIATED BOUNDARY INFORMATION ON THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

RICHARD FUSSELL
TEXAS REGISTRATION NO. 4148

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF LUNDY LANE ESTATES IN CONFORMANCE WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THE CITY AS ADOPTED BY THE CITY COUNCIL AND AUTHORIZED THE RECORDING OF THIS PLAT THIS ____ OF _____, 20____

BECKY BENNETT
DEVELOPMENT COORDINATOR

JOE MATRANGA
CHAIRMAN

I, JILDARDO ARIAS, P.E., CFM, CITY ENGINEER AND DIRECTOR OF ENGINEERING OF THE CITY OF FRIENDSWOOD, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE CITY OF FRIENDSWOOD, TEXAS AND FURTHER IT COMPLIES WITH ALL OF THE ORDINANCES AS CURRENTLY ADOPTED BY CITY COUNCIL.

BY: _____
JILDARDO ARIAS, P.E., CFM,
CITY ENGINEER/DIRECTOR OF ENGINEERING

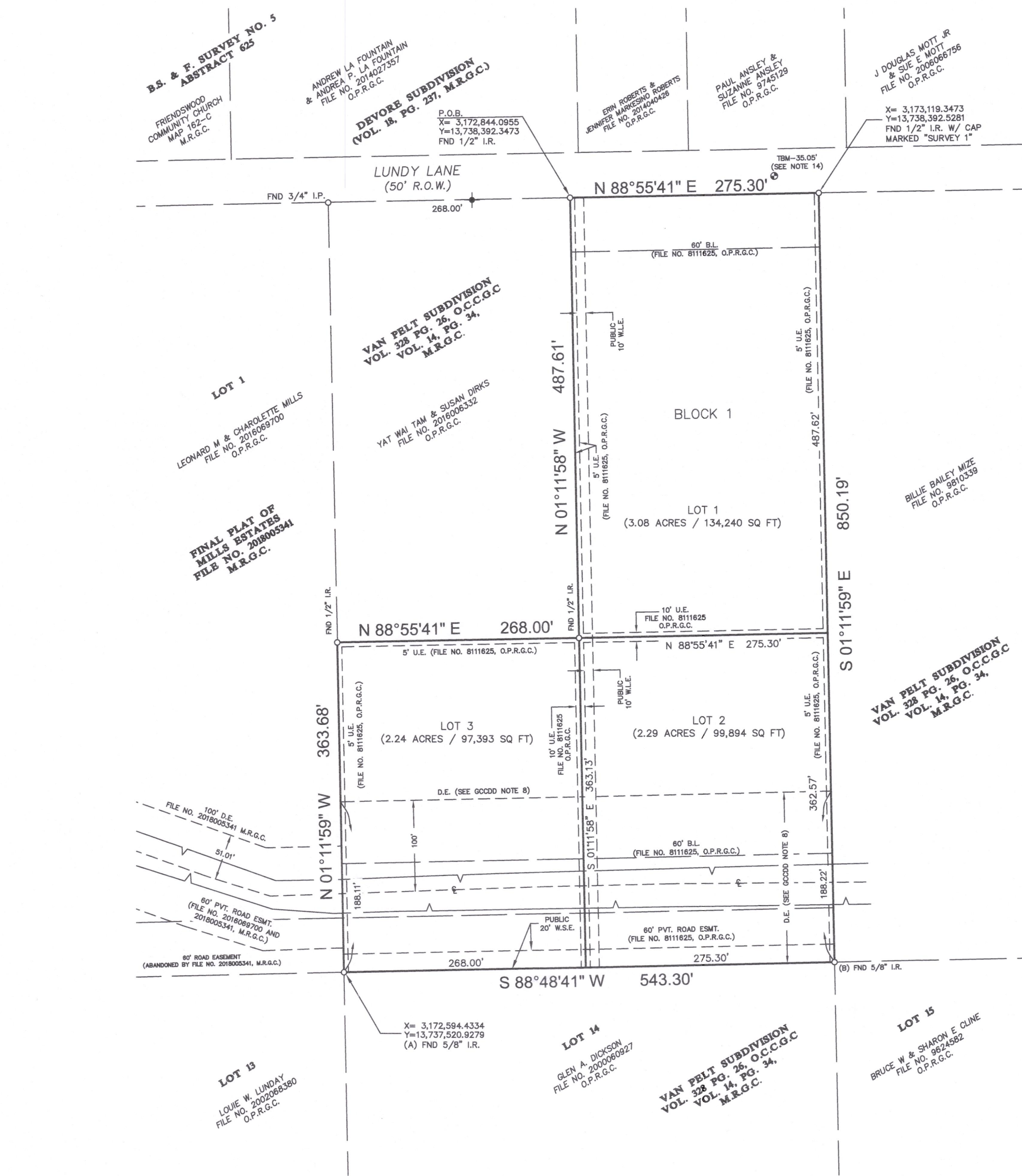
I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 20____, AT ____ O'CLOCK, ____ M., AND DULY RECORDED ON _____, 20____, AT ____ O'CLOCK, ____ M., INSTRUMENT #____.

GALVESTON COUNTY RECORDS.

WITNESS MY HAND AND SEAL OF OFFICE, AT GALVESTON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

DWIGHT D. SULLIVAN
COUNTY CLERK
GALVESTON COUNTY, TEXAS

DEPUTY



LEGEND:

- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- O.P.R.G.C. = OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY
- M.R.G.C. = MAP RECORDS OF GALVESTON COUNTY
- O.C.C.D. = OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY
- G.C.C.D.D. = GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT
- I.P. = IRON PIPE
- I.R. = IRON ROD
- R.O.W. = RIGHT OF WAY
- VOL. = VOLUME
- P.G. = PAGE
- ESMT. = EASEMENT
- W.L.E. = WATER LINE EASEMENT
- W.S.E. = WATER AND SEWER LINE EASEMENT
- P.O.B. = POINT OF BEGINNING
- D.E. = DRAINAGE EASEMENT
- = SET 1/2" IR W/CAP MARKED "SURVEY 1"
- = TEMPORARY BENCHMARK
- = FIRE HYDRANT
- = CENTER LINE OF DRAINAGE DITCH
- = APPROXIMATE HIGH BANK

SCALE 1"=100'

GENERAL NOTES

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, GALVESTON COUNTY AND THE CITY OF FRIENDSWOOD.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY FIDELITY NATIONAL TITLE COMPANY, (GUARANTEE FILE) G.F. NO. FAHCS18002708.
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE 4204 (NAD 83). COORDINATES ARE GRID AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.9998691187. POINTS (A) & (B) WERE HELD FOR HORIZONTAL CONTROL.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO.4854680005E, WITH THE EFFECTIVE DATE OF SEPTEMBER 22, 1999, THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE) OF THE 100 YEAR FLOODPLAIN. (CITY OF FRIENDSWOOD ORDINANCE 2018-23)
- SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.
- EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
- THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS; THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER.
- ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
- THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
- AS RECORDED UNDER FILE NO. 8111625, O.P.R.G.C. EACH LOT IS REQUIRED TO HAVE 15' SIDE BUILDING LINES AND A 15' SIDE BUILDING LINE FOR ANY OUTBUILDINGS AND MUST BE 35' TOWARDS THE REAR OF THE PROPERTY.
- NO EXISTING PIPELINE EASEMENTS EXIST WITHIN THE LIMITS OF THE SUBDIVISION.
- IN ACCORDANCE WITH GCCDD NOTES 10 AND 12, PRIOR TO ISSUANCE OF BUILDING PERMITS FOR LOTS 2 AND 3, AN ENGINEERED DRAINAGE PLAN WILL BE REQUIRED. ONSITE DETENTION IS REQUIRED.
- BENCHMARK - E=459 ELEV: 26.34' NGVD 1929 (78 ADJUSTMENT) DESCRIPTION: 0.05 SW ALONG BRIARMEDDOW DRIVE FROM ITS INTERSECTION WITH SUNSET DRIVE. DISC ON WEST SIDE OF BRIARMEDDOW DRIVE.

TBM - ELEV: 34.52'

WAG NAIL SET IN CENTERLINE OF LUNDY LANE. N 69°03'17" W, 52.62 FEET FROM THE NORTHEAST CORNER OF THE PROPERTY.

DESCRIPTION OF A TRACT OF LAND CONTAINING 7.61 ACRES (331,527 SQUARE FEET) SITUATED IN THE B.S. & F. SURVEY NO. 5, ABSTRACT 625 GALVESTON COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 7.61 ACRES (331,527 SQUARE FEET), SITUATED IN THE B.S. & F. SURVEY NO. 5, ABSTRACT 625, GALVESTON COUNTY, TEXAS, BEING ALL OF LOT 1, IN BLOCK 1, OF ABRAHAMSON ESTATES, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 18, PAGE 855, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, BEING OUT OF LOT 5 OF VAN PELT'S SUBDIVISION RECORDED IN VOLUME 238, PAGE 26 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS. SAID 7.61-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT FOUND 1-INCH IRON PIPE IN THE SOUTH RIGHT-OF-WAY LINE OF LUNDY LANE (50 FEET WIDE) FOR THE NORTHWEST CORNER OF SAID LOT 5;

THENCE NORTH 88°55'41" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID LUNDY LANE, A DISTANCE OF 268.00 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE NORTHERLY NORTHWEST CORNER AND POINT OF BEGINNING OF THE SAID TRACT HEREIN DESCRIBED;

THENCE CONTINUING NORTH 88°55'41" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID LUNDY LANE, A DISTANCE OF 275.30 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE NORTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 01°11'59" EAST, A DISTANCE OF 850.19 FEET TO A FOUND 5/8-INCH IRON ROD FOR THE SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 88°48'41" WEST, A DISTANCE OF 543.30 FEET TO A FOUND 5/8-INCH IRON ROD FOR THE SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 01°11'59" WEST, A DISTANCE OF 363.68 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE WESTERLY NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 88°55'41" EAST, A DISTANCE OF 268.00 FEET TO A FOUND 1/2-INCH IRON ROD FOR AN INTERIOR CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 01°11'59" WEST, A DISTANCE OF 487.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.61 ACRES (331,527 SQUARE FEET), MORE OR LESS.

LUNDY LANE ESTATES

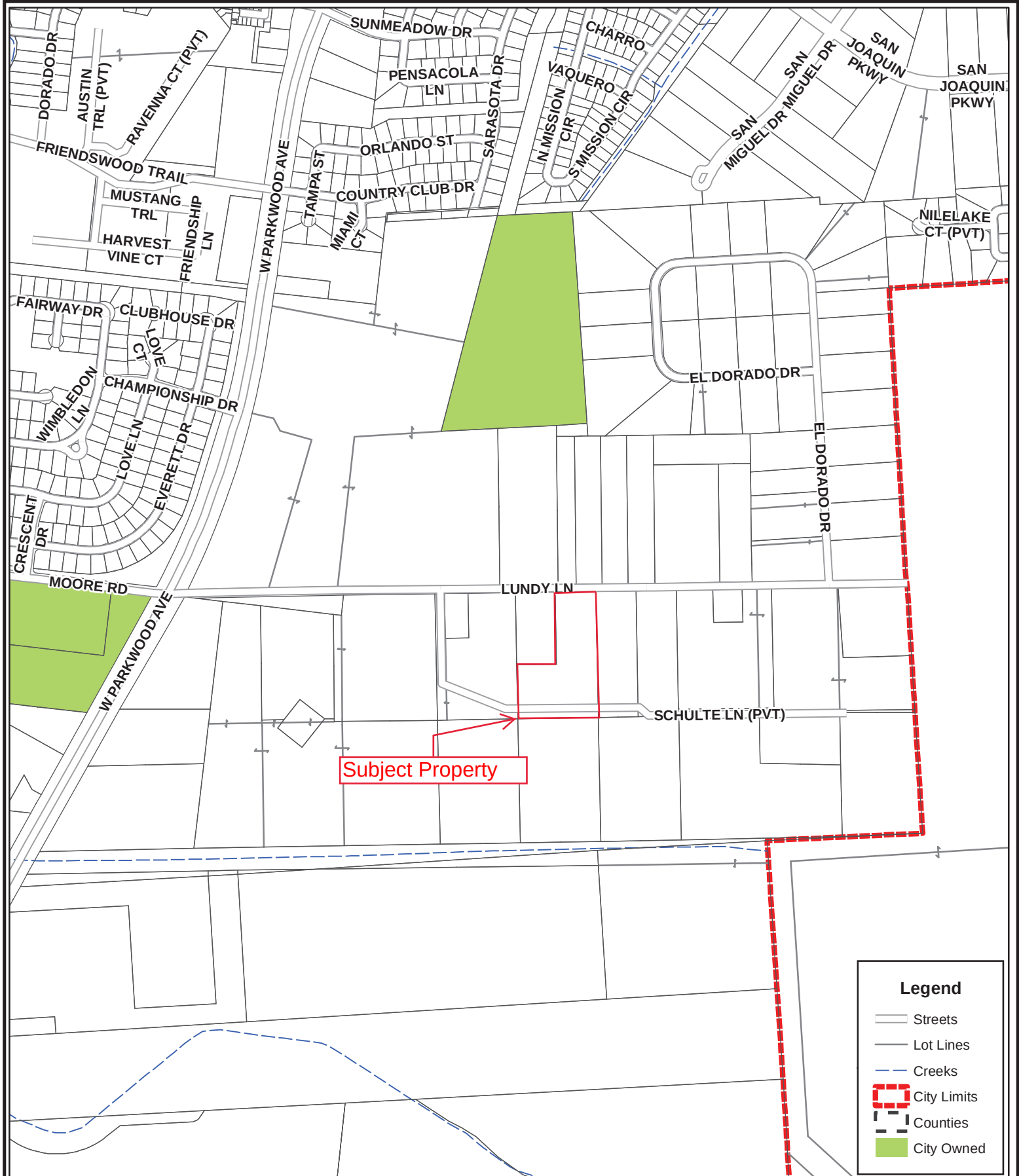
A SUBDIVISION OF 7.61 ACRES (331,527 SQ FT) IN THE B.S. & F. SURVEY NO. 5, A-625, ALSO BEING A REPLAT OF THE ABRAHAMSON ESTATES SUBDIVISION RECORDED IN VOLUME 18, PAGE 855, OF THE MAP RECORDS OF GALVESTON COUNTY CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

REASON FOR REPLAT:
TO SUBDIVIDE ONE LOT INTO 3 LOTS

1 BLOCK 3 LOTS
FEBRUARY 28, 2020

OWNER:
GARY WENZEL AND PATRICIA A. SURBER
1922 LUNDY LN
FRIENDSWOOD, TX 77546
713-859-0138

www.survey1inc.com
Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Afton, TX 77512 | (281)393-1382
PROJECT NO. 10-67573-18



Subject Property

Legend

- Streets
- Lot Lines
- Creeks
- City Limits
- Counties
- City Owned

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Friendswood makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Friendswood from any damage, loss, or liability arising from such use.



City of Friendswood
 910 South Friendswood Drive
 Friendswood, Texas 77546
 (281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

This form should be completed and forwarded to the City Manager's Office as soon as possible prior to the first date that the item is expected to be placed on the Friendswood City Council agenda.

Date requested for City Council consideration: March 26, 2020

Date submitted: 3/5/2020

Prepared by: Aubrey Harbin, Director of Community Development

Subject: A request to vacate a 0.1738 acre (7,569 SQ) portion of a 60' right-of-way of East Heritage Drive, being a portion of land out of Lot 1, Block 2, of Friendswood Subdivision, a subdivision according to the map or plat thereof recorded under Volume 254, Page 37 of the Galveston County Plat Records Friendswood, Galveston County, Texas.

Originating Department: Community Development

Degree of importance: Significant

SUMMARY / ORIGINATING CAUSE

First Baptist Church Friendswood owns all four of the tracts abutting the subject property and is requesting that this portion of right-of-way be vacated. Currently, the right-of-way is unimproved (see attached photo), and is a dead end with no potential for extension due to the proximity to the creek. All of the no objection letters from the utility companies clearly portray that there is no intent to improve or extend utilities to this area.

The church is in the process of making long-term plans to improve their campus. Currently, this portion of property would remain as green space.

Newspaper ad was published and property owner notices were mailed to owners within 200 feet.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Allowing the church to take ownership of the property would allow them to maintain the property.

RECOMMENDATIONS

No objection letters were provided by the following entities - City of Friendswood, Galveston County Consolidated Drainage District, Centerpoint, Texas New Mexico Power, AT&T and Comcast.

ATTACHMENTS

1. Application_FBC Vacate ROW Heritage Dr
2. First Baptist Church ROW Exhibit A
3. Aerial Map_FBC ROW Vacate Heritage Dr
4. Location Map_FBC ROW Vacate Heritage Dr

5. Zoning Map_FBC ROW Vacate Heritage Dr
6. AT&T No Objection ROW
7. Centerpoint No Objection ROW
8. COF No Objection ROW
9. Comcast No Objection ROW
10. GCCDD No Objection ROW
11. TNMP No Objection ROW



City of Friendswood – Community Development

910 S. Friendswood Drive

Friendswood, TX 77546

Phone: 281-996-3201 Fax: 281-996-3260

www.ci.friendswood.tx.us

Application for Vacation of Public Easements or Rights-of-Way

APPLICANT NAME: First Baptist Church Friendswood Phone: 281-482-7573

Mailing Address: 111 E. Heritage Dr.

City: Friendswood State: TX Zip: 77546 Fax: 281-482-7814

Email Address: mmays@fbcfriendswood.org bbarlow@fbcfriendswood.org

Brenda Barlow

SUBJECT PROPERTY INFO:

Subdivision Name: Friendswood Subdivision Street Name: E. Heritage

Abutting Blocks: Block 2 Abutting Lots: Lot 1

Vacate the following: ☒ Right-of-Way ☐ Easement

Reason for vacation request: There are no plans for use of the R.O.W.

Related City applications which are pending: S.U.P.

Improvements located in subject right-of-way / easement:

☐ None ☒ Paving ☐ Curb & Gutter ☐ Power Lines/Poles
☐ Structures ☐ Fences/Walls ☐ Other _____

LEE HARRIS

Utilities located in subject right-of-way / easement:

☐ None ☒ Telephone ☒ Electric ☒ Gas ☐ Water ☐ Sewer
☒ Storm Drain ☐ Unknown ☒ Other CITY OF FRIENDSWOOD, GCCDD

leharris47@GMAIL.COM

*713-545-1077
cell*

The undersigned applicant understands that the processing of this application will be handled in accordance with the procedures outlined in Section 70-25 of the City of Friendswood Code of Ordinances and that the acceptance of this application and fee in no way obligates the City to grant the vacation.

The undersigned hereby requests approval by the City Council to vacate the above identified easement / right-of-way.

Applicant's Signature: *[Signature]* Date: 2/10/2020

Received By: <i>BBennett</i>	Application Number: <u>PLAD-2020-0007</u>
Property Owner Notices: <u>2-28-2020</u>	Received Date: <u>2-10-2020</u>
	Joint Public Hearing Date: <u>3-12-2020</u>

Acknowledgment Of Adjacent Property Owners

By signing below, property owners acknowledge receiving notice of the applicant's request to vacate a public easement or public right-of-way abutting their property, as described in the attached application, and provide confirmation that they have no objections to said vacation. *Multiple sheets or separate documents may be submitted.*

Printed Name: First Baptist Church Friendswood

Address or Legal Description: 202 E. Heritage Dr.

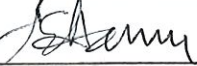
Phone Number: 281-482-7573

Signature: 

Printed Name: First Baptist Church Friendswood

Address or Legal Description: Lot 1, Block 2, Friendswood Subdivision

Phone Number: 281-482-7573

Signature: 

Printed Name: _____

Address or Legal Description: _____

Phone Number: _____

Signature: _____

Printed Name: _____

Address or Legal Description: _____

Phone Number: _____

Signature: _____

Printed Name: _____

Address or Legal Description: _____

Phone Number: _____

Signature: _____

PROJECT BENCHMARK:

HARRIS COUNTY FLOODPLAIN REFERENCE MARK NUMBER 210195
HGCSO STAINLESS STEEL ROD STAMPED HGCSO 37 1986 AT US
59 AND NEWCASTLE DRIVE LOCATED S. OF INTERSECTION,
INSIDE CITY OF HOUSTON WATER TANKS, 46 FT W. OF ROAD &
60 FT NE OF POWER TRANSFORMER IN KEYMAP 4912.
ELEVATION: 55.079 FEET NAVD 1988, 2001 ADJUSTED.

F.E.M.A. FLOOD ZONE STATEMENT:

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY
PANEL NO. 49201G1065 M, DATED JANUARY 6th 2017 AND HAVE
DETERMINED THAT THE TRACT HEREBY SURVEYED LIES PARTIALLY
WITHIN ZONE "X" OR AREAS DETERMINED TO BE OUTSIDE THE
100-YEAR FLOODPLAIN AND PARTIALLY WITHIN ZONE "X SHADED" OR
AREAS DETERMINED TO BE INSIDE THE 500-YEAR FLOODPLAIN.
NOTE: THE INFORMATION IN THIS STATEMENT WAS OBTAINED FROM THE
FEMA FLOOD MAP SERVICE CENTER. THIS MAP IS FOR USE IN
ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT
DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO
FLOODING UNDER SPECIFIC CONDITIONS.

GENERAL SURVEYORS NOTES:

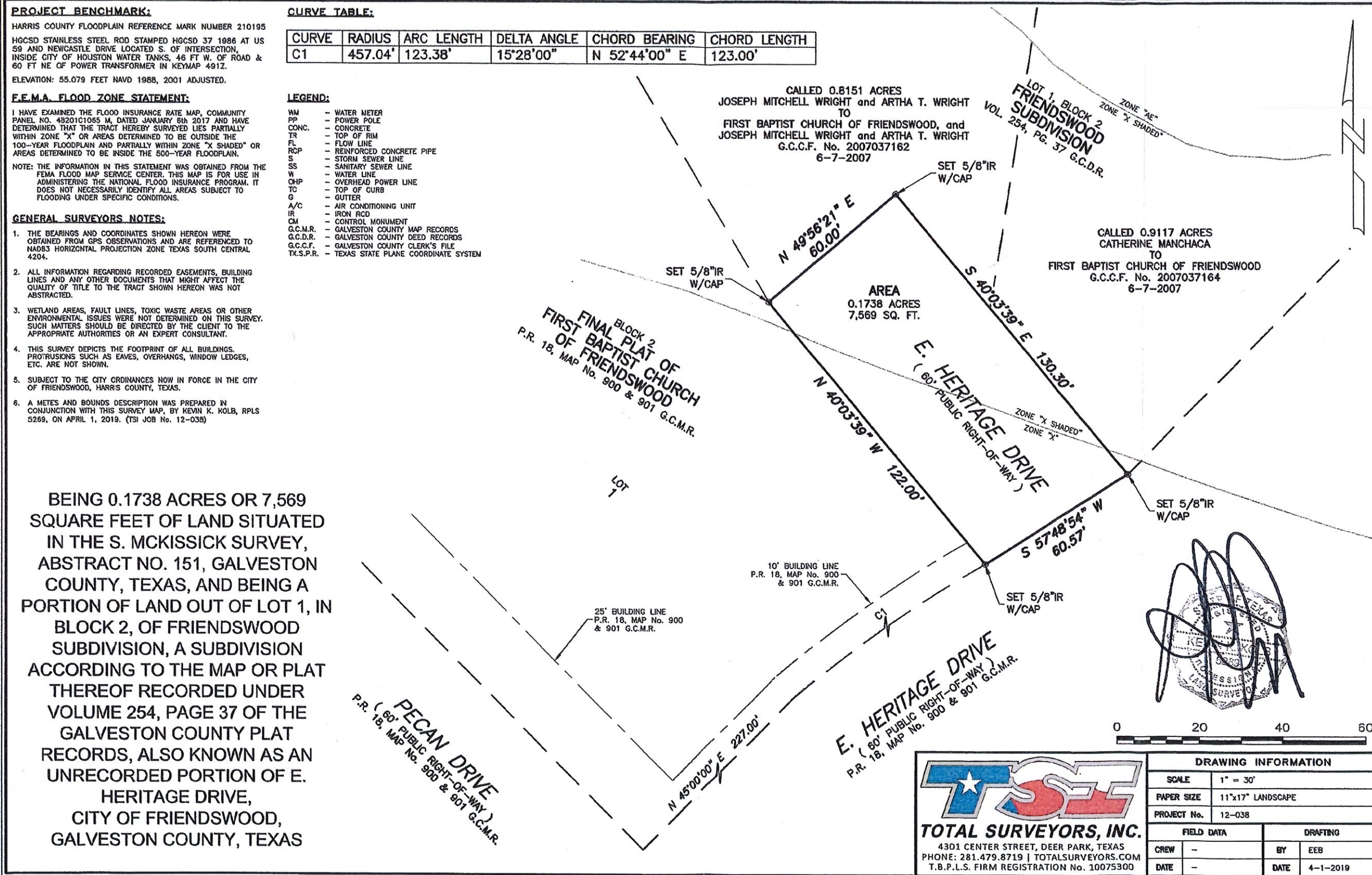
1. THE BEARINGS AND COORDINATES SHOWN HEREON WERE
OBTAINED FROM GPS OBSERVATIONS AND ARE REFERENCED TO
NAD83 HORIZONTAL PROJECTION ZONE TEXAS SOUTH CENTRAL
4204.
2. ALL INFORMATION REGARDING RECORDED EASEMENTS, BUILDING
LINES AND ANY OTHER DOCUMENTS THAT MIGHT AFFECT THE
QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS NOT
ABSTRACTED.
3. WETLAND AREAS, FAULT LINES, TOXIC WASTE AREAS OR OTHER
ENVIRONMENTAL ISSUES WERE NOT DETERMINED ON THIS SURVEY.
SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT TO THE
APPROPRIATE AUTHORITIES OR AN EXPERT CONSULTANT.
4. THIS SURVEY DEPICTS THE FOOTPRINT OF ALL BUILDINGS,
PROTRUSIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES,
ETC. ARE NOT SHOWN.
5. SUBJECT TO THE CITY ORDINANCES NOW IN FORCE IN THE CITY
OF FRIENDSWOOD, HARRIS COUNTY, TEXAS.
6. A METES AND BOUNDS DESCRIPTION WAS PREPARED IN
CONJUNCTION WITH THIS SURVEY MAP, BY KEVIN K. KOLB, RPLS
5269, ON APRIL 1, 2019. (TSI JOB No. 12-038)

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	457.04'	123.38'	15°28'00"	N 52°44'00" E	123.00'

LEGEND:

WM - WATER METER
PP - POWER POLE
CONC. - CONCRETE
TR - TOP OF RIM
FL - FLOW LINE
RCP - REINFORCED CONCRETE PIPE
S - STORM SEWER LINE
SS - SANITARY SEWER LINE
W - WATER LINE
OHP - OVERHEAD POWER LINE
TC - TOP OF CURB
G - GUTTER
A/C - AIR CONDITIONING UNIT
IR - IRON ROD
CM - CONTROL MONUMENT
G.C.M.R. - GALVESTON COUNTY MAP RECORDS
G.C.D.R. - GALVESTON COUNTY DEED RECORDS
G.C.C.F. - GALVESTON COUNTY CLERK'S FILE
TX.S.P.R. - TEXAS STATE PLANE COORDINATE SYSTEM



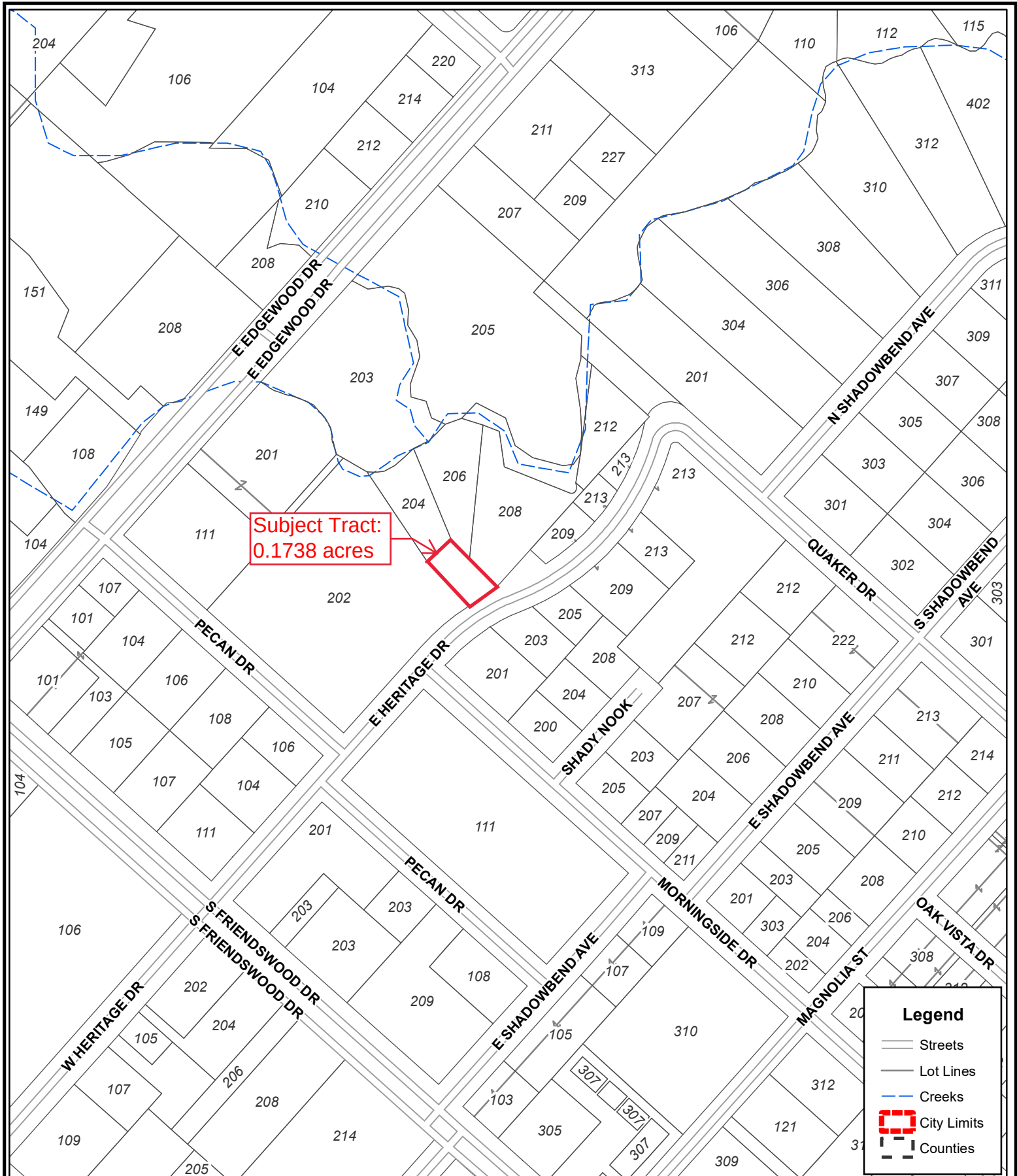


City of Friendswood
 910 South Friendswood Drive
 Friendswood, Texas 77546
 (281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping



1" = 246'
 Page 14 of 47



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Friendswood makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Friendswood from any damage, loss, or liability arising from such use.

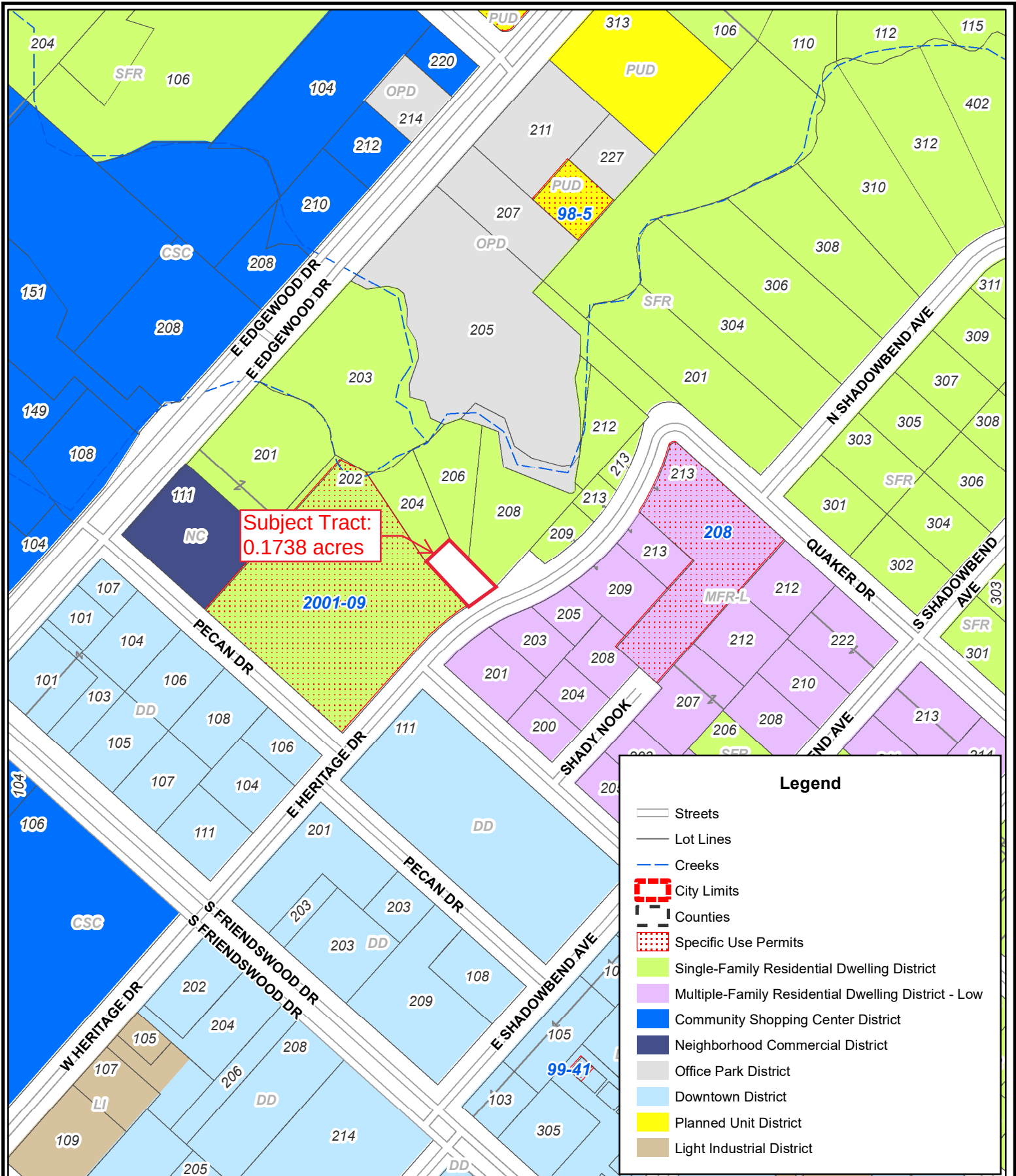


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1" = 246'
 Page 15 of 47



Subject Tract:
0.1738 acres

2001-09

Legend

- Streets
- Lot Lines
- Creeks
- City Limits
- Counties
- Specific Use Permits
- Single-Family Residential Dwelling District
- Multiple-Family Residential Dwelling District - Low
- Community Shopping Center District
- Neighborhood Commercial District
- Office Park District
- Downtown District
- Planned Unit District
- Light Industrial District

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City of Friendswood
910 South Friendswood Drive
Friendswood, Texas 77546
(281) 996-3200
www.ci.friendswood.tx.us

Friendswood GIS Mapping





February 5, 2020

Omar Peck
First Baptist Church Friendswood
111 E. Heritage Drive
Friendswood, Texas 77546

RE: "CONSENT TO ABANDON ROW" – Heritage Dr., Friendswood, TX

Mr. Peck,

AT&T offers "**NO OBJECTION**" to the abandonment of the 60' ROW, being 0.1738 acres or 7,569 square feet of land situated in the S. McKissick Survey, Abstract No. 151, Galveston County, Texas and being a portion of land out of Lot 1, in Block 2, of Friendswood Subdivision, according to the map or plat thereof recorded Volume 254, Page 37 of the Galveston County Plat Records and described in your acceptance letter dated February 3, 2020.

If you have any questions, please contact me by email at sm8285@att.com.

Sincerely,

Sonya Merrill

Sonya Merrill
Manager-Engineering
Right-of-Way



CenterPoint Energy
P.O. Box 1700
Houston, TX 77251-1700

February 12, 2020

First Baptist Church of Friendswood
111 E. Heritage Dr.
Friendswood, Texas 77546

Re: Street Closure of E. Heritage Dr.
R/W File # 96967

Dear Mr. Leland Harris:

The City of Friendswood has been asked to close and abandon a portion of E. Heritage Dr.

CenterPoint Energy Resources Corporation, d/b/a CenterPoint Energy Texas Gas Operations and CenterPoint Energy Intrastate Pipelines, Inc., herein collectively called "CenterPoint Energy", has investigated the request and determined that it has no facilities located within the area to be abandoned, as shown on Exhibit "A", hereto attached and made a part hereof. Therefore, CenterPoint Energy will interpose no objection to the request as filed.

This letter of concurrence shall become null and void in the event two (2) years has transpired from the above date and this street closure has not been completed. CenterPoint Energy respectfully requests that the City of Friendswood forward a copy of the final abandonment ordinance to CenterPoint Energy in order to complete our files and to update our map records.

Yours truly,

CenterPoint Energy

A handwritten signature in blue ink that reads "Samantha Richards". The signature is stylized with a large, flowing "S" and a cursive "Richards".

Samantha Richards, SR/WA
Sr. Right of Way Agent
Surveying & Right of Way
713-207-6362



City of Friendswood

Public Works Department

15355 Blackhawk Blvd.
Friendswood, Texas 77546-2801

July 11, 2019

First Baptist Church of Friendswood
111 E. Heritage
Friendswood, TX 77546

Re: "No Objection Letter" Request for proposed abandonment of portion of Right of Way

Dear First Baptist Church of Friendswood (or to whom it may concern),

As per your recent request, as routed to myself via the City of Friendswood's Community Development Department, please find this correspondence as confirmation that the City of Friendswood's Public Works Department has no objection to the proposed abandonment of the proposed portion of right of way (as identified on the attached provided survey exhibit), contingent upon the following:

- Corresponding acquisition of "No Objection Letter" from all required Franchise Utility Companies
- Corresponding acquisition of "No Objection Letter" from the Galveston County Consolidated Drainage District

In our current review of our records, and pertaining to only the City of Friendswood's utility infrastructure, we do not show any public utilities within the portion in question. If at a later time, it should be found differently through added field verification during possible construction, we will need to coordinate and address it at that time. If there should be any additional questions or concerns, please do not hesitate contacting myself or our office at (281) 996-3380.

Sincerely,

Rene' Ibarra, CFM
Director of Public Works
City of Friendswood

CC: Morad Kabiri, P.E., City Manager
Steven Rhea, CFM, Assistant City Manager
Aubrey Harbin, LEED AP, Director of Community Development/Planner
Brian Rouane, CFM, Building Official
Steve Vavrecka, Deputy Director of Public Works



February 12, 2020

Omar Peck
First Baptist Church Friendswood
111 E. Heritage Drive
Friendswood, Texas 77546

RE: "CONSENT TO ABANDON ROW" – Heritage Dr., Friendswood, TX

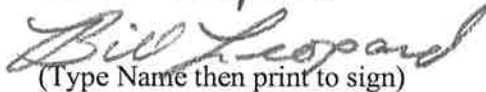
Mr. Peck,

Comcast Cable Corporation offers "**NO OBJECTION**" to the abandonment of the 60' ROW, being 0.1738 acres or 7,569 square feet of land situated in the S. McKissick Survey, Abstract No. 151, Galveston County, Texas and being a portion of land out of Lot 1, in Block 2, of Friendswood Subdivision, according to the map or plat thereof recorded Volume 254, Page 37 of the Galveston County Plat Records and described in your acceptance letter dated February 4, 2020.

Please feel free to contact me at 713-000 with any questions that you may have.

Sincerely,

Bill Leopard


(Type Name then print to sign)



Galveston County Consolidated Drainage District

February 04, 2020

Mr. Omar Peck
First Baptist Church of Friendswood
202 East Heritage Drive
Friendswood, TX 77546

RE: East Heritage Drive in Friendswood, TX

Dear Mr. Peck:

Galveston County Consolidated Drainage District (GCCDD) reviewed the plat of East Heritage Drive in Friendswood, TX described being 0.1738 acres of land situated in the S. McKissick Survey, Abstract No. 151, Galveston County, Texas, and being a portion of land out of Lot 1, Block 2, of Friendswood Subdivision recorded under volume 254, page 37 of the Galveston County Plat Records. Galveston County Consolidated Drainage District (GCCDD) does not hold any existing easements on the described property.

Please contact me should you have any questions at 281-482-0404.

Regards,

A handwritten signature in black ink that reads "Joseph Anderson". The signature is fluid and cursive, with the first name "Joseph" and last name "Anderson" clearly distinguishable.

Joseph Anderson
GCCDD
Operations Manager



702 36th Street North
Texas City, TX 77590
(281) 996-0453, ext. 4257

January 30, 2019

Mr. Omar Peck
First Baptist Church of Friendswood
202 East Heritage Drive
Friendswood, TX 77546

RE: East Heritage Drive in Friendswood, TX

Dear Mr. Peck:

TNMP completed its review of the plat of East Heritage Drive in Friendswood, Texas, described being 0.1738 acres of land situated in the S. McKissick Survey, Abstract No. 151, Galveston County, Texas, and being a portion of land out of Lot 1, Block 2, of Friendswood Subdivision recorded under volume 254, page 37 of the Galveston County Plat Records. TNMP does not hold any existing easements on the described property.

Please contact me should you have any questions or require additional information at 281.996.0453, ext. 4257 or via email at sarah.jayasinghe@tnmp.com.

Best Regards,

Sarah Jayasinghe

Sarah Jayasinghe
TNMP
South Texas Engineering

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

This form should be completed and forwarded to the City Manager's Office as soon as possible prior to the first date that the item is expected to be placed on the Friendswood City Council agenda.

Date requested for City Council consideration: March 26, 2020

Date submitted: 3/5/2020

Prepared by: Aubrey Harbin, Director of Community Development

Subject: Minutes from the regular meeting held Thursday, March 12, 2020

Originating Department: Community Development

Degree of importance: Choose an Option

SUMMARY / ORIGINATING CAUSE

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. 3-12-2020 P and Z Minutes



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, MARCH 12, 2020 - 7:00 PM**

MINUTES

**MINUTES OF A FRIENDSWOOD REGULAR MEETING (AMENDED AGENDA) HELD AT 910
S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS**

1. Call to order

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND
ZONING COMMISSION THAT WAS HELD ON THURSDAY, MARCH 12, 2020, AT
07:01 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOE MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER LISA LUNDQUIST
COMMISSIONER BRETT BANFIELD
COMMISSIONER RICHARD CLARK
CITY ATTORNEY MARY KAY FISCHER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT

COMMISSIONER ERIC GUENTHER, COMMISSIONER MARCUS PERRY, AND
COUNCIL MEMBER TRISH HANKS WERE ABSENT FROM THE MEETING.

2. Communication from the public/committee liaisons

(To comply with provisions of the Open Meetings Act, the Commission may not deliberate on subjects discussed under this agenda item. However, the Commission may direct such subjects be placed on a later regular Commission agenda for discussion and/or possible action)

Chairman Matranga stated he was aware many in the audience had come to speak regarding tree preservation, specifically on the property being platted as Rothchild Moore Investments (501 South Friendwood Drive). He explained the Commission would only be considering the plat and configuration of land at tonight's meeting. Matranga said if or when the property is developed, the commercial site plan would be on a later agenda where the public would have another opportunity to speak.

Michael Hickey appealed to the Commission to make concessions with the property owner of 501 S. Friendswood Drive in order to save trees on the land.

Fleta Hill said the community would never be the same if the trees are removed.

Brady Mora spoke to encourage a "think tank" be created to save the large trees.

David Smith stated there is a process to change ordinances for things such as tree preservation and explained the property owner at 501 S. Friendswood Dr. is already vested under the current codes. Smith encouraged a more comprehensive tree plan for the community as a whole as opposed to a specific piece of property that is already mid-development.

3. Consent Agenda

These items are considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a commissioner or citizen so requests in which case the item would be removed from the consent agenda and considered separately.

****Vice-Chairman Richard Sasson moved to remove Item A from the Consent Agenda. Seconded by Commissioner Lisa Lundquist. The motion was approved unanimously.**

A. Rothchild Moore Final Plat, property also known as 501 S. Friendswood Drive

**Vice-Chairman Richard Sasson moved to approve Rothchild Moore Final Plat, property also known as 501 S. Friendswood Drive. Seconded by Commissioner Brett Banfield.

**Vice-Chairman Richard Sasson moved to amend his motion to include staff comments. Seconded by Commissioner Brett Banfield.
The motion was approved unanimously.

Harbin explained the property is currently two tracts of land so the plat being considered is to combine them into a single piece of property.

Lundquist asked why the land was labeled as an Unrestricted Reserve. Harbin explained commercial land was labeled as unrestricted while land for a specific use, such as drainage or parks, would be labeled as restricted and have a use table to outline the restrictions.

Sasson stated he was under the impression the city was already reaching out to the property owner to discuss a middle ground for saving the large oak trees. Harbin said she had been in contact with the design engineer. Harbin stated once the developer submits the project, staff would review and see what could be done to help save the trees.

B. Minutes for the regular meeting held Thursday, February 13, 2020

**Commissioner Brett Banfield moved to approve Minutes for the regular meeting held Thursday, February 13, 2020. Seconded by Commissioner Lisa Lundquist. The motion was approved unanimously.

4. Action Items

According to the Planning and Zoning Rules of Procedure (R2019-15), all action of the Commission shall be made by an affirmative vote of four (4) or more members of the Commission present at such Commission meetings.

- A. Consideration and possible action regarding the TBH Holding Group LLC Preliminary Plat, being a subdivision of 1.849 acres, consisting of a 1.6507 acre tract and a .1975 acre tract out of Lot 4, Block 11 Friendswood Subdivision as recorded in Volume 238, Page 14 Galveston County Map Records, situated in the Sarah McKissick League, Abstract 151, City of Friendswood, Galveston County, Texas, property also known as 104 Whispering Pines Ave.

**Vice-Chairman Richard Sasson moved to approve the TBH Holding Group LLC Preliminary Plat subject to staff comments.

Seconded by Commissioner Brett Banfield. The motion was approved unanimously.

Harbin stated the plat under consideration was for the former Reach Church property currently owned and occupied by Texas Behavioral Health (TBH). She said TBH would like to divide the land into two tracts and build a second building. She said the staff comments may seem numerous but part of this plat was cleaning up errors from decades ago. Harbin explained the old main street through town cut through this property and when the right-of-way was abandoned, the curved portion of road was not accounted for. Harbin said the current property owner is also dedicating 20-feet of right-of-way towards the future expansion of Friendswood Link Road.

Lundquist said it looks like this clean up needs to happen. Harbin responded the plat will be much cleaner on the final plat submittal which the commission will see on a future agenda.

5. Consideration and possible action regarding future Planning and Zoning Commission meeting dates

- A. Thursday, March 26, 2020 - Regular Meeting
Thursday, April 9, 2020 - Regular Meeting

6. Communications

- A. From Commissioners - suggestions for future agenda items, general comments and/or updates from liaison assignments

Lundquist said a resident spoke at the last Keep Friendswood Beautiful meeting regarding the large oak trees at 501 S. Friendswood Drive. She said the concern is spreading far and wide with citizens.

Sasson attended the Friendswood Downtown Economic Development Corporation (FDEDC) meeting where it was discussed that TxDOT would be installing accessible sidewalks in the downtown area.

Banfield encouraged the public to reach out to developers directly. He said the commission and council's hands are tied, legally, by current adopted ordinances.

B. From Planning Subcommittee – update on tasks

Harbin stated the Planning Subcommittee would meet next week.

C. From Ordinance Subcommittee – update on tasks

Sasson said the Ordinance Subcommittee met directly before the commission meeting.

D. From City Council Alternate Liaison, Sally Branson - general comments and communication from City Council

Branson said she appreciates all the hard work the commission does.

E. From Staff - February DRC Report, commercial and residential project updates, City Council action and ordinance updates

Harbin said the DRC report was sent out and included a meeting with Rustika Café and Bakery whom are moving into the old Cake Lady building. She said Pro-Surv is looking at buying the building next door to their current location. She said the property is located in the Downtown District but not directly on Friendswood Drive. Harbin reported the third meeting held was with CVS Pharmacy who is interested in building a store at Friendswood Lakes Blvd. (Friendswood Parkway) and FM 528.

Harbin stated City Council discussed the city wide traffic study at their March meeting. She encouraged the commission to review the discussion on the city's YouTube channel. Harbin provided an update of items being processed by council; public hearing was held and first readings approved for the Zoning Board Of Adjustment amendments and Permitted Use Table changes.

Harbin also announced the two council members up for re-election, Branson and Scott, are unopposed. City Attorney Fischer stated the General Election is cancelled but the Special Election will remain.

7. Adjournment

This meeting was adjourned at 07:39 PM.

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

This form should be completed and forwarded to the City Manager's Office as soon as possible prior to the first date that the item is expected to be placed on the Friendswood City Council agenda.

Date requested for City Council consideration: March 26, 2020

Date submitted: 3/5/2020

Prepared by: Aubrey Harbin, Director of Community Development

Subject: Consideration and possible action regarding the Lundy Lane Estates Replat, a subdivision of 7.61 acres in the B.S. & F. Survey No. 5, A-625, also being a replat of the Abrahamson Estates Subdivision recorded in Volume 18, Page 855 of the Map Records of Galveston County, City of Friendswood, Galveston County, Texas, property also known as 1922 Lundy Lane

Originating Department: Community Development

Degree of importance: Significant

SUMMARY / ORIGINATING CAUSE

This replat is to subdivide the property located at 1922 Lundy Lane into three (3) residential lots. The existing home will remain on the front lot while the two new lots will have access via Schulte Lane, a private road. The subdivider will be required to install a public water line and fire hydrant to serve the newly created lots prior to plat recordation.

Newspaper ad was published and property owner notices were mailed to owners within 200 feet.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The plat appears to be in compliance with the current City codes and ordinances.

RECOMMENDATIONS

The plat was reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal, Parks and Police Department. The proposed plat appears to be in compliance with current City codes.

The plat is subject to approval by the Planning and Zoning Commission.

ATTACHMENTS

1. Lundy Lane Estates Compliance Memo
2. Lundy Lane Estates replat
3. Lundy Lane Estates Replat Location Map

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: March 6, 2020
Re: Lundy Lane Estates replat

Project Description: This replat is to subdivide 1922 Lundy Lane into three (3) residential lots. The existing home will remain on the front lot while the two new lots will have access via Schulte Lane. The subdivider will be required to install a public water line and fire hydrant to serve the newly created lots prior to plat recordation.

The plans were reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal, Parks and Police Department. The proposed project appears to be in compliance with current City codes.

The plan is subject to approval by the Planning and Zoning Commission.

STATE OF TEXAS
COUNTY OF GALVESTON

WE, GARY WENZEL AND PATRICIA A. SURBER, HEREINAFTER REFERRED TO AS OWNERS, WHETHER ONE OR MORE, OF THE 7.61 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF LUNDY LANE ESTATES, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENT ABOVE THE GROUND LEVEL UPWARD, TO ALL PUBLIC EASEMENTS SHOWN HEREON.

WITNESS OUR HANDS IN THE CITY OF _____ TEXAS, THIS ____ DAY OF _____, 20____

GARY WENZEL

PATRICIA A. SURBER

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY WENZEL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES ON _____

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PATRICIA A. SURBER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES ON _____

WE, FRANKLIN AMERICA MORTGAGE COMPANY, A TENNESSEE CORPORATION, OWNER AND HOLDER OF LIENS AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS LUNDY LANE ESTATES, SAID LIENS BEING EVIDENCED BY INSTRUMENT OF RECORD IN FILE NOS. 2014036894 AND 2014036895 OF THE MORTGAGE RECORDS OF GALVESTON COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

PRINT NAME

SIGNATORY TITLE

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATIONS.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES ON _____

I, RICHARD FUSSELL, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT ALL BEARINGS, DISTANCES, AND OTHER ASSOCIATED BOUNDARY INFORMATION ON THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

RICHARD FUSSELL
TEXAS REGISTRATION NO. 4148

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF LUNDY LANE ESTATES IN CONFORMANCE WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THE CITY AS ADOPTED BY THE CITY COUNCIL AND AUTHORIZED THE RECORDING OF THIS PLAT THIS ____ OF _____, 20____

BECKY BENNETT
DEVELOPMENT COORDINATOR

JOE MATRANGA
CHAIRMAN

I, JILDARDO ARIAS, P.E., CFM, CITY ENGINEER AND DIRECTOR OF ENGINEERING OF THE CITY OF FRIENDSWOOD, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE CITY OF FRIENDSWOOD, TEXAS AND FURTHER IT COMPLIES WITH ALL OF THE ORDINANCES AS CURRENTLY ADOPTED BY CITY COUNCIL.

BY: _____
JILDARDO ARIAS, P.E., CFM,
CITY ENGINEER/DIRECTOR OF ENGINEERING

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 20____, AT ____ O'CLOCK, ____ M., AND DULY RECORDED ON _____, 20____, AT ____ O'CLOCK, ____ M., INSTRUMENT #____.

GALVESTON COUNTY RECORDS.

WITNESS MY HAND AND SEAL OF OFFICE, AT GALVESTON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

DWIGHT D. SULLIVAN
COUNTY CLERK
GALVESTON COUNTY, TEXAS

DEPUTY

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

DIRECTOR

DATE

DIRECTOR

DATE

THIS IS TO CERTIFY THAT THE ABOVE WAS SIGNED BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER HAVING REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S DRAINAGE CRITERIA MANUAL. THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. PLEASE NOTE THAT THIS DOES NOT NECESSARILY MEAN THAT THE PLAT HAS BEEN COMPLETELY CHECKED AND VERIFIED. THE PLAT AS SUBMITTED, WAS PREPARED, SIGNED, AND SEALED BY A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE SURVEYING IN THE STATE OF TEXAS, WHICH CONVEYS RESPONSIBILITY AND ACCOUNTABILITY TO THAT SURVEYOR.

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT NOTES

- BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERRECTED IN GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (THE DISTRICT) RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
- THE DETENTION AND DRAINAGE FACILITIES ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION UNTIL A DETENTION AND DRAINAGE PLAN HAS BEEN APPROVED BY THE DISTRICT.
- ADDITIONAL DRAINAGE EASEMENTS MAY BE REQUIRED AT THE TIME A DRAINAGE PLAN IS SUBMITTED TO THE DISTRICT FOR APPROVAL.
- PLANTINGS, FLOWERBEDS OR OTHER LANDSCAPING IS NOT PERMITTED WITHIN SIDE LOT DRAINAGE OR DETENTION EASEMENTS.
- NO BUILDING PERMIT SHALL BE APPLIED FOR UNTIL ALL DRAINAGE AND DETENTION FACILITIES ARE CONSTRUCTED, INSPECTED AND APPROVED BY THE DISTRICT.
- NO PERMANENT IMPROVEMENTS INCLUDING LANDSCAPING, PAVING, TREES, SPRINKLERS, UTILITIES, PLAYGROUND EQUIPMENT, PARK BENCHES, TABLES, SPORT FIELDS, PIERIS, OR SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE DETENTION FACILITY WITHOUT THE APPROVAL OF THE DISTRICT.
- DRAINAGE EASEMENT IS HEREBY GRANTED TO THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT.
- GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT SHALL NOT BE RESPONSIBLE FOR DAMAGE TO THE ROAD WHICH MAY OCCUR DURING THE MAINTENANCE OF THE DRAINAGE FACILITIES IF DAMAGE SHOULD OCCUR THE PROPERTY OWNER WILL BE RESPONSIBLE FOR REPAIRS AND THE EXPENSE OF THE REPAIRS.
- NO DRIVEWAY AND/OR CULVERT SHALL BE PLACED FOR LOT 2 OR LOT 3 UNTIL GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT HAS REVIEWED AND APPROVED THE DRAINAGE PLAN FOR THAT LOT.
- ANY EXISTING FENCES ON THE THREE LOTS SHOWN ON THIS PLAT SHALL BE REMOVED AS REQUIRED FROM THE NEW DRAINAGE EASEMENT TO COINCIDE WITH THE NORTH LINE OF THE NEW DRAINAGE EASEMENT.
- THE SUBDIVIDING OF THIS PROPERTY INTO SMALLER TRACTS WILL NOT MAKE THE SMALLER TRACTS ELIGIBLE FOR REGIONAL DETENTION. ALL PROPERTY WITHIN THE LARGER 7.61 ACRE PARENT TRACT WILL BE REQUIRED TO PROVIDE ON-SITE DETENTION PRIOR TO THE PLACEMENT OF ANY ADDITIONAL IMPERVIOUS COVER IN ACCORDANCE WITH THE DISTRICT'S REQUIREMENTS.

DESCRIPTION OF A TRACT OF LAND CONTAINING 7.61 ACRES (331,527 SQUARE FEET) SITUATED IN THE B.S. & F. SURVEY NO. 5, ABSTRACT 625 GALVESTON COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 7.61 ACRES (331,527 SQUARE FEET), SITUATED IN THE B.S. & F. SURVEY NO. 5, ABSTRACT 625, GALVESTON COUNTY, TEXAS, BEING ALL OF LOT 1, IN BLOCK 1, OF ABRAHAMSON ESTATES, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 18, PAGE 855, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, BEING OUT OF LOT 5 OF VAN PELT'S SUBDIVISION RECORDED IN VOLUME 238, PAGE 26 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS. SAID 7.61-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT FOUND 1-INCH IRON PIPE IN THE SOUTH RIGHT-OF-WAY LINE OF LUNDY LANE (50 FEET WIDE) FOR THE NORTHWEST CORNER OF SAID LOT 5;

THENCE NORTH 88°55'41" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID LUNDY LANE, A DISTANCE OF 268.00 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE NORTHERLY NORTHWEST CORNER AND POINT OF BEGINNING OF THE SAID TRACT HEREIN DESCRIBED;

THENCE CONTINUING NORTH 88°55'41" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID LUNDY LANE, A DISTANCE OF 275.30 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE NORTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 01°11'59" EAST, A DISTANCE OF 850.19 FEET TO A FOUND 5/8-INCH IRON ROD FOR THE SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 88°48'41" WEST, A DISTANCE OF 543.30 FEET TO A FOUND 5/8-INCH IRON ROD FOR THE SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 01°11'59" WEST, A DISTANCE OF 363.68 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE WESTERLY NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

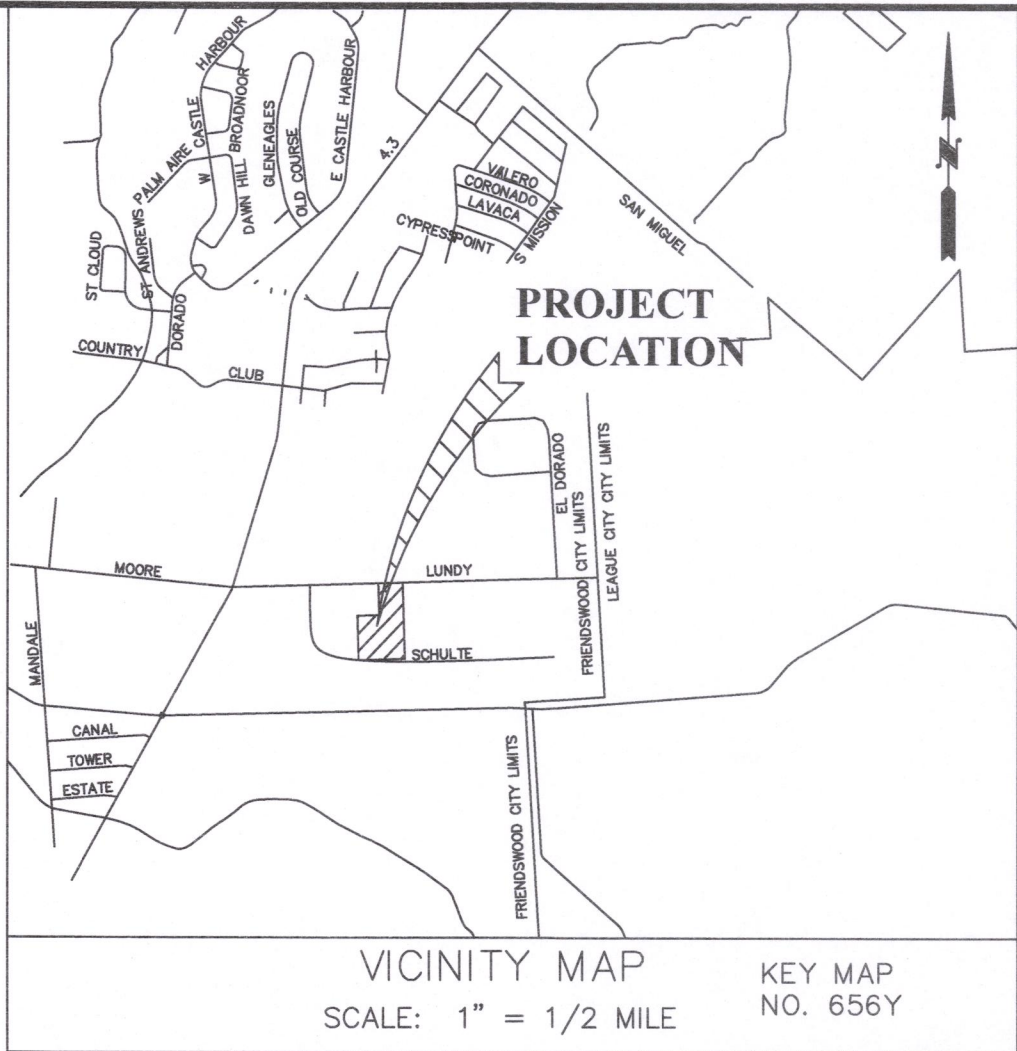
THENCE NORTH 88°55'41" EAST, A DISTANCE OF 268.00 FEET TO A FOUND 1/2-INCH IRON ROD FOR AN INTERIOR CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 01°11'59" WEST, A DISTANCE OF 487.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.61 ACRES (331,527 SQUARE FEET), MORE OR LESS.

LEGEND:

- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- O.P.R.G.C. = OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY
- M.R.G.C. = MAP RECORDS OF GALVESTON COUNTY
- O.C.C.D. = OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY
- G.C.C.D.D. = GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT
- I.P. = IRON PIPE
- I.R. = IRON ROD
- R.O.W. = RIGHT OF WAY
- VOL. = VOLUME
- P.C. = PAGE
- ESMT. = EASEMENT
- W.L.E. = WATER LINE EASEMENT
- W.S.E. = WATER AND SEWER LINE EASEMENT
- P.O.B. = POINT OF BEGINNING
- D.E. = DRAINAGE EASEMENT
- = SET 1/2" IR W/CAP MARKED "SURVEY 1"
- = TEMPORARY BENCHMARK
- = FIRE HYDRANT
- = CENTER LINE OF DRAINAGE DITCH
- = APPROXIMATE HIGH BANK

SCALE 1"=100'



GENERAL NOTES

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, GALVESTON COUNTY AND THE CITY OF FRIENDSWOOD.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY FIDELITY NATIONAL TITLE COMPANY, (GUARANTEE FILE) G.F. NO. FAHCS18002708.
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE 4204 (NAD 83). COORDINATES ARE GRID AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.9998691187. POINTS (A) & (B) WERE HELD FOR HORIZONTAL CONTROL.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO.4854680005E, WITH THE EFFECTIVE DATE OF SEPTEMBER 22, 1999, THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE) OF THE 100 YEAR FLOODPLAIN. (CITY OF FRIENDSWOOD ORDINANCE 2018-23)
- SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.
- EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
- THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS; THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER.
- ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
- THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
- AS RECORDED UNDER FILE NO. 8111625, O.P.R.G.C. EACH LOT IS REQUIRED TO HAVE 15' SIDE BUILDING LINES AND A 15' SIDE BUILDING LINE FOR ANY OUTBUILDINGS AND MUST BE 35' TOWARDS THE REAR OF THE PROPERTY.
- NO EXISTING PIPELINE EASEMENTS EXIST WITHIN THE LIMITS OF THE SUBDIVISION.
- IN ACCORDANCE WITH GCCDD NOTES 10 AND 12, PRIOR TO ISSUANCE OF BUILDING PERMITS FOR LOTS 2 AND 3, AN ENGINEERED DRAINAGE PLAN WILL BE REQUIRED. ONSITE DETENTION IS REQUIRED.
- BENCHMARK - E=459 ELEV: 26.34' NGVD 1929 (78 ADJUSTMENT) DESCRIPTION: 0.05 SW ALONG BRIARMEDDOW DRIVE FROM ITS INTERSECTION WITH SUNSET DRIVE. DISC ON WEST SIDE OF BRIARMEDDOW DRIVE.

TBM - ELEV: 34.52'

WAG NAIL SET IN CENTERLINE OF LUNDY LANE. N 69°03'17" W, 52.62 FEET FROM THE NORTHEAST CORNER OF THE PROPERTY.

LUNDY LANE ESTATES

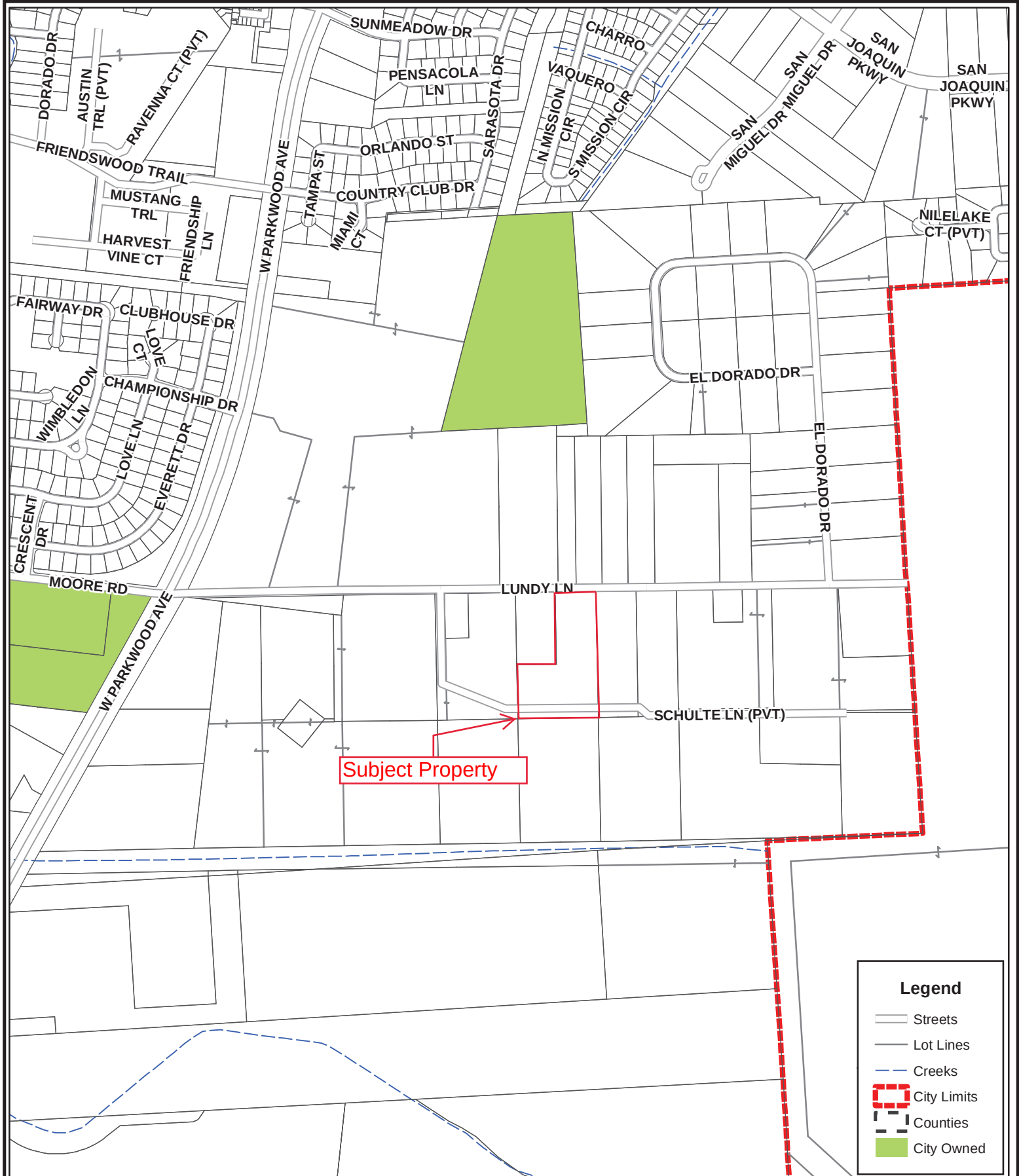
A SUBDIVISION OF 7.61 ACRES (331,527 SQ FT) IN THE B.S. & F. SURVEY NO. 5, A-625, ALSO BEING A REPLAT OF THE ABRAHAMSON ESTATES SUBDIVISION RECORDED IN VOLUME 18, PAGE 855, OF THE MAP RECORDS OF GALVESTON COUNTY CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

REASON FOR REPLAT:
TO SUBDIVIDE ONE LOT INTO 3 LOTS

1 BLOCK 3 LOTS
FEBRUARY 28, 2020

OWNER:
GARY WENZEL AND PATRICIA A. SURBER
1922 LUNDY LN
FRIENDSWOOD, TX 77546
713-859-0138

www.survey1inc.com
Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Aledo, TX 77512 | (281)393-1382
PROJECT NO. 10-67573-18



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 Friendswood, Texas 77546
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Friendswood GIS Mapping



1" = 849'
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FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

This form should be completed and forwarded to the City Manager's Office as soon as possible prior to the first date that the item is expected to be placed on the Friendswood City Council agenda.

Date requested for City Council consideration: March 26, 2020

Date submitted: 3/5/2020

Prepared by: Aubrey Harbin, Director of Community Development

Subject: Consideration and possible action regarding a recommendation to City Council for the request to vacate a 0.1738 acre (7,569 SQ) portion of a 60' right-of-way of East Heritage Drive, being a portion of land out of Lot 1, Block 2, of Friendswood Subdivision, a subdivision according to the map or plat thereof recorded under Volume 254, Page 37 of the Galveston County Plat Records Friendswood, Galveston County, Texas.

Originating Department: Community Development

Degree of importance: Significant

SUMMARY / ORIGINATING CAUSE

First Baptist Church Friendswood owns all four of the tracts abutting the subject property and is requesting that this portion of right-of-way be vacated. Currently, the right-of-way is unimproved (see attached photo), and is a dead end with no potential for extension due to the proximity to the creek. All of the no objection letters from the utility companies clearly portray that there is no intent to improve or extend utilities to this area.

The church is in the process of making long-term plans to improve their campus. Currently, this portion of property would remain as green space.

Newspaper ad was published and property owner notices were mailed to owners within 200 feet.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Allowing the church to take ownership of the property would allow them to maintain the property.

RECOMMENDATIONS

No objection letters were provided by the following entities - City of Friendswood, Galveston County Consolidated Drainage District, Centerpoint, Texas New Mexico Power, AT&T and Comcast.

ATTACHMENTS

1. Application_FBC Vacate ROW Heritage Dr
2. First Baptist Church ROW Exhibit A
3. Aerial Map_FBC ROW Vacate Heritage Dr
4. Location Map_FBC ROW Vacate Heritage Dr
5. Zoning Map_FBC ROW Vacate Heritage Dr

6. AT&T No Objection ROW
7. Centerpoint No Objection ROW
8. COF No Objection ROW
9. Comcast No Objection ROW
10. GCCDD No Objection ROW
11. TNMP No Objection ROW



City of Friendswood – Community Development

910 S. Friendswood Drive

Friendswood, TX 77546

Phone: 281-996-3201 Fax: 281-996-3260

www.ci.friendswood.tx.us

Application for Vacation of Public Easements or Rights-of-Way

APPLICANT NAME: First Baptist Church Friendswood Phone: 281-482-7573

Mailing Address: 111 E. Heritage Dr.

City: Friendswood State: TX Zip: 77546 Fax: 281-482-7814

Email Address: mmays@fbcfriendswood.org bbarlow@fbcfriendswood.org

Brenda Barlow

SUBJECT PROPERTY INFO:

Subdivision Name: Friendswood Subdivision Street Name: E. Heritage

Abutting Blocks: Block 2 Abutting Lots: Lot 1

Vacate the following: ☒ Right-of-Way ☐ Easement

Reason for vacation request: There are no plans for use of the R.O.W.

Related City applications which are pending: S.U.P.

Improvements located in subject right-of-way / easement:

☐ None ☒ Paving ☐ Curb & Gutter ☐ Power Lines/Poles
☐ Structures ☐ Fences/Walls ☐ Other _____

LEE HARRIS

Utilities located in subject right-of-way / easement:

☐ None ☒ Telephone ☒ Electric ☒ Gas ☐ Water ☐ Sewer
☒ Storm Drain ☐ Unknown ☒ Other CITY OF FRIENDSWOOD, GCCDD

leharris47@GMAIL.COM

*713-545-1077
CELL*

The undersigned applicant understands that the processing of this application will be handled in accordance with the procedures outlined in Section 70-25 of the City of Friendswood Code of Ordinances and that the acceptance of this application and fee in no way obligates the City to grant the vacation.

The undersigned hereby requests approval by the City Council to vacate the above identified easement / right-of-way.

Applicant's Signature: *[Signature]* Date: 2/10/2020

Received By: <i>BBennett</i>	Application Number: <u>PLAD-2020-0007</u>
Property Owner Notices: <u>2-28-2020</u>	Received Date: <u>2-10-2020</u>
	Joint Public Hearing Date: <u>3-12-2020</u>

Acknowledgment Of Adjacent Property Owners

By signing below, property owners acknowledge receiving notice of the applicant's request to vacate a public easement or public right-of-way abutting their property, as described in the attached application, and provide confirmation that they have no objections to said vacation. *Multiple sheets or separate documents may be submitted.*

Printed Name: First Baptist Church Friendswood

Address or Legal Description: 202 E. Heritage Dr.

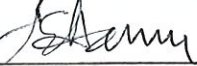
Phone Number: 281-482-7573

Signature: 

Printed Name: First Baptist Church Friendswood

Address or Legal Description: Lot 1, Block 2, Friendswood Subdivision

Phone Number: 281-482-7573

Signature: 

Printed Name: _____

Address or Legal Description: _____

Phone Number: _____

Signature: _____

Printed Name: _____

Address or Legal Description: _____

Phone Number: _____

Signature: _____

Printed Name: _____

Address or Legal Description: _____

Phone Number: _____

Signature: _____

PROJECT BENCHMARK:

HARRIS COUNTY FLOODPLAIN REFERENCE MARK NUMBER 210195
HGCSO STAINLESS STEEL ROD STAMPED HGCSO 37 1986 AT US
59 AND NEWCASTLE DRIVE LOCATED S. OF INTERSECTION,
INSIDE CITY OF HOUSTON WATER TANKS, 46 FT W. OF ROAD &
60 FT NE OF POWER TRANSFORMER IN KEYMAP 4912.
ELEVATION: 55.079 FEET NAVD 1988, 2001 ADJUSTED.

F.E.M.A. FLOOD ZONE STATEMENT:

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY
PANEL NO. 49201G1065 M, DATED JANUARY 6th 2017 AND HAVE
DETERMINED THAT THE TRACT HEREBY SURVEYED LIES PARTIALLY
WITHIN ZONE "X" OR AREAS DETERMINED TO BE OUTSIDE THE
100-YEAR FLOODPLAIN AND PARTIALLY WITHIN ZONE "X SHADED" OR
AREAS DETERMINED TO BE INSIDE THE 500-YEAR FLOODPLAIN.
NOTE: THE INFORMATION IN THIS STATEMENT WAS OBTAINED FROM THE
FEMA FLOOD MAP SERVICE CENTER. THIS MAP IS FOR USE IN
ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT
DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO
FLOODING UNDER SPECIFIC CONDITIONS.

GENERAL SURVEYORS NOTES:

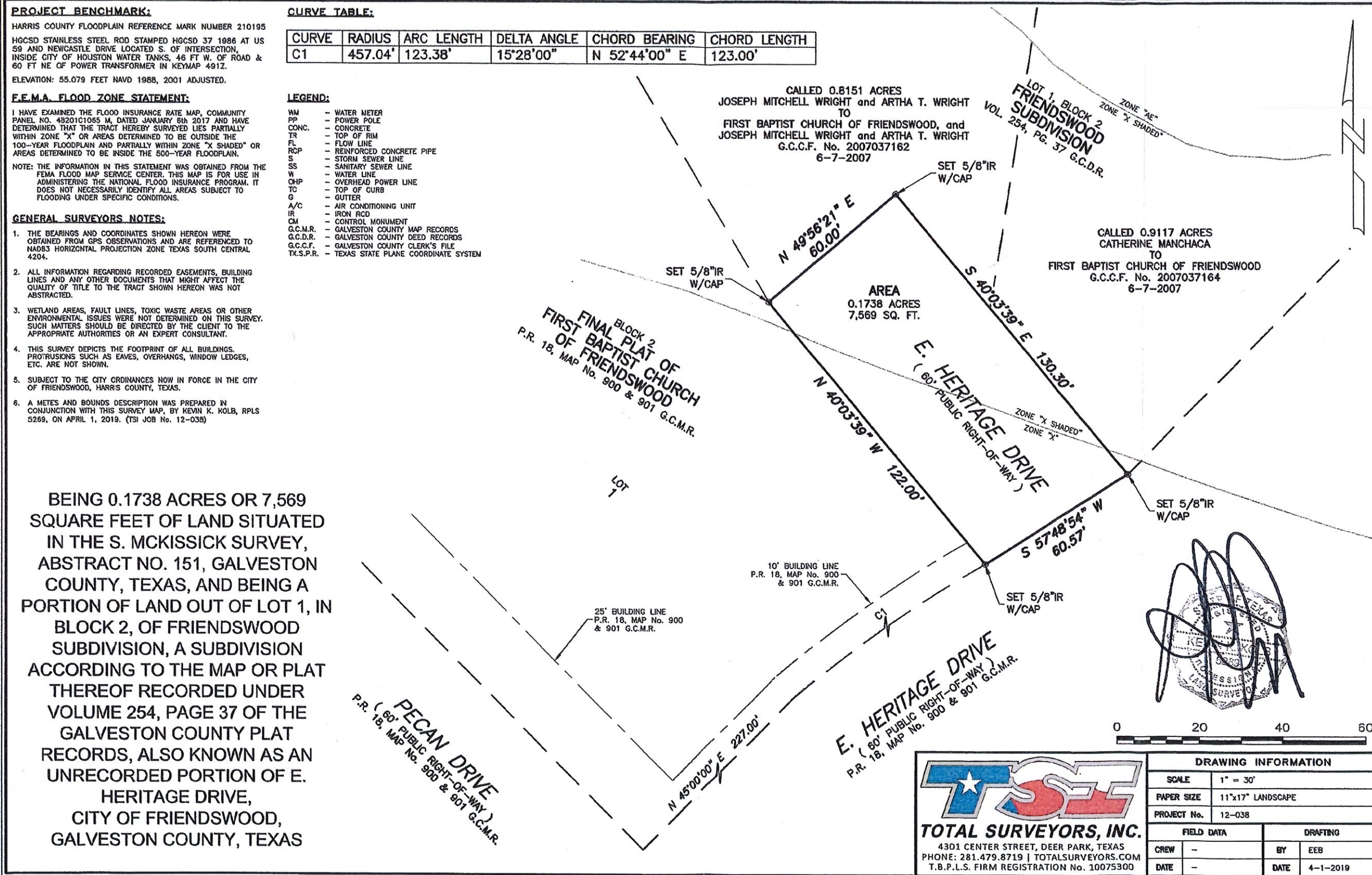
1. THE BEARINGS AND COORDINATES SHOWN HEREON WERE
OBTAINED FROM GPS OBSERVATIONS AND ARE REFERENCED TO
NAD83 HORIZONTAL PROJECTION ZONE TEXAS SOUTH CENTRAL
4204.
2. ALL INFORMATION REGARDING RECORDED EASEMENTS, BUILDING
LINES AND ANY OTHER DOCUMENTS THAT MIGHT AFFECT THE
QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS NOT
ABSTRACTED.
3. WETLAND AREAS, FAULT LINES, TOXIC WASTE AREAS OR OTHER
ENVIRONMENTAL ISSUES WERE NOT DETERMINED ON THIS SURVEY.
SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT TO THE
APPROPRIATE AUTHORITIES OR AN EXPERT CONSULTANT.
4. THIS SURVEY DEPICTS THE FOOTPRINT OF ALL BUILDINGS,
PROTRUSIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES,
ETC. ARE NOT SHOWN.
5. SUBJECT TO THE CITY ORDINANCES NOW IN FORCE IN THE CITY
OF FRIENDSWOOD, HARRIS COUNTY, TEXAS.
6. A METES AND BOUNDS DESCRIPTION WAS PREPARED IN
CONJUNCTION WITH THIS SURVEY MAP, BY KEVIN K. KOLB, RPLS
5269, ON APRIL 1, 2019. (TSI JOB No. 12-038)

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	457.04'	123.38'	15°28'00"	N 52°44'00" E	123.00'

LEGEND:

WM - WATER METER
PP - POWER POLE
CONC. - CONCRETE
TR - TOP OF RIM
FL - FLOW LINE
RCP - REINFORCED CONCRETE PIPE
S - STORM SEWER LINE
SS - SANITARY SEWER LINE
W - WATER LINE
OHP - OVERHEAD POWER LINE
TC - TOP OF CURB
G - GUTTER
A/C - AIR CONDITIONING UNIT
IR - IRON ROD
CM - CONTROL MONUMENT
G.C.M.R. - GALVESTON COUNTY MAP RECORDS
G.C.D.R. - GALVESTON COUNTY DEED RECORDS
G.C.C.F. - GALVESTON COUNTY CLERK'S FILE
TX.S.P.R. - TEXAS STATE PLANE COORDINATE SYSTEM



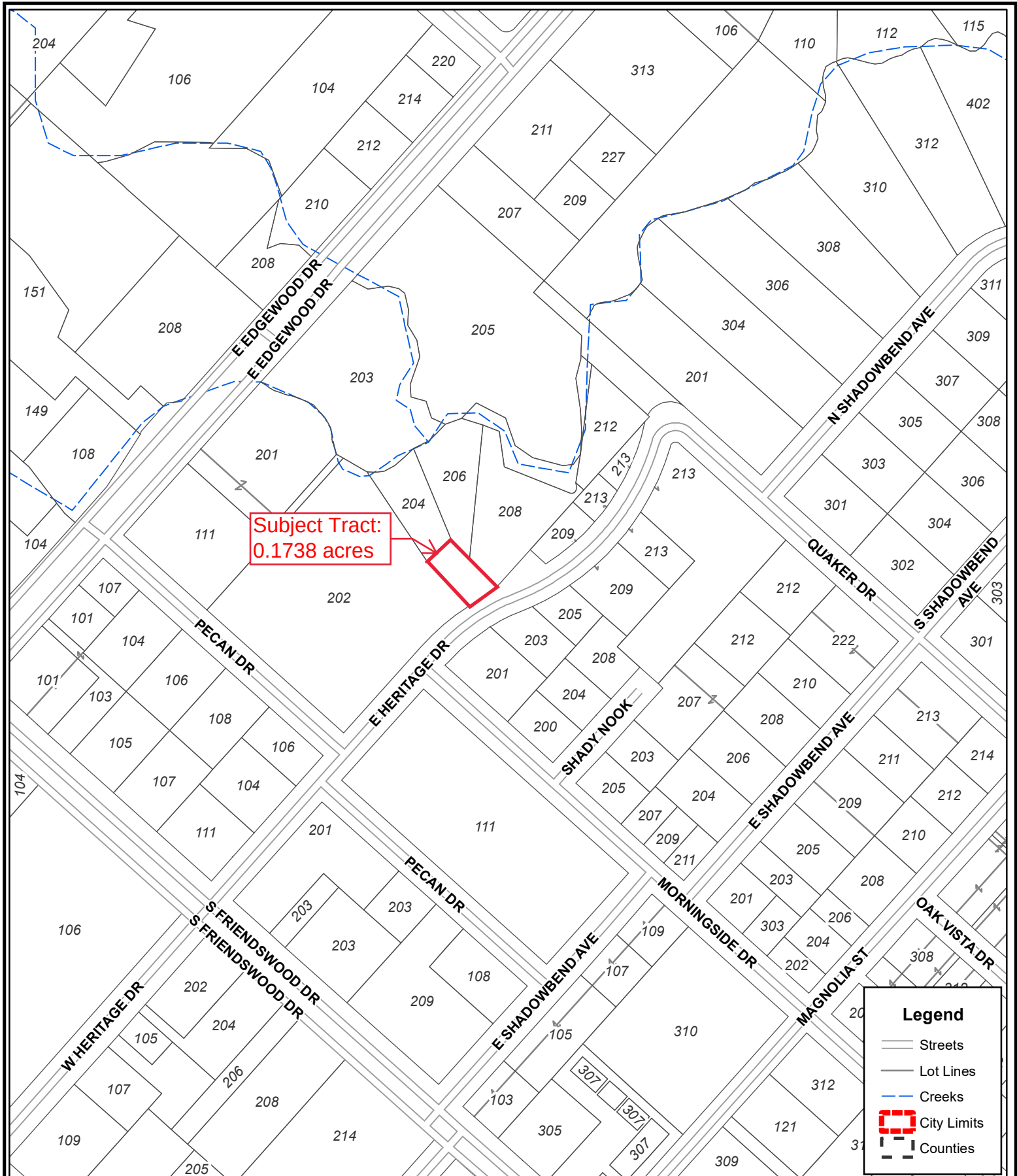


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1" = 246'
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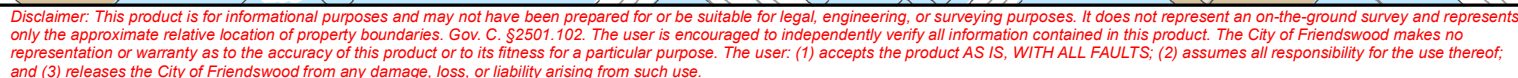


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February 5, 2020

Omar Peck
First Baptist Church Friendswood
111 E. Heritage Drive
Friendswood, Texas 77546

RE: "CONSENT TO ABANDON ROW" – Heritage Dr., Friendswood, TX

Mr. Peck,

AT&T offers "**NO OBJECTION**" to the abandonment of the 60' ROW, being 0.1738 acres or 7,569 square feet of land situated in the S. McKissick Survey, Abstract No. 151, Galveston County, Texas and being a portion of land out of Lot 1, in Block 2, of Friendswood Subdivision, according to the map or plat thereof recorded Volume 254, Page 37 of the Galveston County Plat Records and described in your acceptance letter dated February 3, 2020.

If you have any questions, please contact me by email at sm8285@att.com.

Sincerely,

Sonya Merrill

Sonya Merrill
Manager-Engineering
Right-of-Way



CenterPoint Energy
P.O. Box 1700
Houston, TX 77251-1700

February 12, 2020

First Baptist Church of Friendswood
111 E. Heritage Dr.
Friendswood, Texas 77546

Re: Street Closure of E. Heritage Dr.
R/W File # 96967

Dear Mr. Leland Harris:

The City of Friendswood has been asked to close and abandon a portion of E. Heritage Dr.

CenterPoint Energy Resources Corporation, d/b/a CenterPoint Energy Texas Gas Operations and CenterPoint Energy Intrastate Pipelines, Inc., herein collectively called "CenterPoint Energy", has investigated the request and determined that it has no facilities located within the area to be abandoned, as shown on Exhibit "A", hereto attached and made a part hereof. Therefore, CenterPoint Energy will interpose no objection to the request as filed.

This letter of concurrence shall become null and void in the event two (2) years has transpired from the above date and this street closure has not been completed. CenterPoint Energy respectfully requests that the City of Friendswood forward a copy of the final abandonment ordinance to CenterPoint Energy in order to complete our files and to update our map records.

Yours truly,

CenterPoint Energy

A handwritten signature in blue ink that reads "Samantha Richards". The signature is stylized with a large, flowing "S" and a cursive "Richards".

Samantha Richards, SR/WA
Sr. Right of Way Agent
Surveying & Right of Way
713-207-6362



City of Friendswood

Public Works Department

15355 Blackhawk Blvd.
Friendswood, Texas 77546-2801

July 11, 2019

First Baptist Church of Friendswood
111 E. Heritage
Friendswood, TX 77546

Re: "No Objection Letter" Request for proposed abandonment of portion of Right of Way

Dear First Baptist Church of Friendswood (or to whom it may concern),

As per your recent request, as routed to myself via the City of Friendswood's Community Development Department, please find this correspondence as confirmation that the City of Friendswood's Public Works Department has no objection to the proposed abandonment of the proposed portion of right of way (as identified on the attached provided survey exhibit), contingent upon the following:

- Corresponding acquisition of "No Objection Letter" from all required Franchise Utility Companies
- Corresponding acquisition of "No Objection Letter" from the Galveston County Consolidated Drainage District

In our current review of our records, and pertaining to only the City of Friendswood's utility infrastructure, we do not show any public utilities within the portion in question. If at a later time, it should be found differently through added field verification during possible construction, we will need to coordinate and address it at that time. If there should be any additional questions or concerns, please do not hesitate contacting myself or our office at (281) 996-3380.

Sincerely,

Rene' Ibarra, CFM
Director of Public Works
City of Friendswood

CC: Morad Kabiri, P.E., City Manager
Steven Rhea, CFM, Assistant City Manager
Aubrey Harbin, LEED AP, Director of Community Development/Planner
Brian Rouane, CFM, Building Official
Steve Vavrecka, Deputy Director of Public Works



February 12, 2020

Omar Peck
First Baptist Church Friendswood
111 E. Heritage Drive
Friendswood, Texas 77546

RE: "CONSENT TO ABANDON ROW" – Heritage Dr., Friendswood, TX

Mr. Peck,

Comcast Cable Corporation offers "**NO OBJECTION**" to the abandonment of the 60' ROW, being 0.1738 acres or 7,569 square feet of land situated in the S. McKissick Survey, Abstract No. 151, Galveston County, Texas and being a portion of land out of Lot 1, in Block 2, of Friendswood Subdivision, according to the map or plat thereof recorded Volume 254, Page 37 of the Galveston County Plat Records and described in your acceptance letter dated February 4, 2020.

Please feel free to contact me at 713-000 with any questions that you may have.

Sincerely,

Bill Leopard

Bill Leopard
(Type Name then print to sign)



Galveston County Consolidated Drainage District

February 04, 2020

Mr. Omar Peck
First Baptist Church of Friendswood
202 East Heritage Drive
Friendswood, TX 77546

RE: East Heritage Drive in Friendswood, TX

Dear Mr. Peck:

Galveston County Consolidated Drainage District (GCCDD) reviewed the plat of East Heritage Drive in Friendswood, TX described being 0.1738 acres of land situated in the S. McKissick Survey, Abstract No. 151, Galveston County, Texas, and being a portion of land out of Lot 1, Block 2, of Friendswood Subdivision recorded under volume 254, page 37 of the Galveston County Plat Records. Galveston County Consolidated Drainage District (GCCDD) does not hold any existing easements on the described property.

Please contact me should you have any questions at 281-482-0404.

Regards,

A handwritten signature in black ink that reads "Joseph Anderson". The signature is fluid and cursive, with the first name "Joseph" being more prominent than the last name "Anderson".

Joseph Anderson
GCCDD
Operations Manager



702 36th Street North
Texas City, TX 77590
(281) 996-0453, ext. 4257

January 30, 2019

Mr. Omar Peck
First Baptist Church of Friendswood
202 East Heritage Drive
Friendswood, TX 77546

RE: East Heritage Drive in Friendswood, TX

Dear Mr. Peck:

TNMP completed its review of the plat of East Heritage Drive in Friendswood, Texas, described being 0.1738 acres of land situated in the S. McKissick Survey, Abstract No. 151, Galveston County, Texas, and being a portion of land out of Lot 1, Block 2, of Friendswood Subdivision recorded under volume 254, page 37 of the Galveston County Plat Records. TNMP does not hold any existing easements on the described property.

Please contact me should you have any questions or require additional information at 281.996.0453, ext. 4257 or via email at sarah.jayasinghe@tnmp.com.

Best Regards,

Sarah Jayasinghe

Sarah Jayasinghe
TNMP
South Texas Engineering

FRIENDSWOOD CITY COUNCIL AGENDA ITEM FORM

This form should be completed and forwarded to the City Manager's Office as soon as possible prior to the first date that the item is expected to be placed on the Friendswood City Council agenda.

Date requested for City Council consideration: March 26, 2020

Date submitted: 3/5/2020

Prepared by: Aubrey Harbin, Director of Community Development

Subject: From Staff - commercial and residential project updates, City Council action and ordinance updates

Originating Department: Community Development

Degree of importance: Elective

SUMMARY / ORIGINATING CAUSE

Only one announcement...the National APA Conference in Houston - cancelled due to COVID-19 (April 2020)

As a result of COVID-19, the City continues to provide as many services as possible while adhering the the guidelines of the CDC, as well as the requirements mandated by the State and other government agencies.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS